



5-1

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

MEETING DATE November 10, 2005	CONTACT/PHONE Karen Nall 781-5606	APPLICANT Scott and Barbara Stelzle	FILE NO. DRC2003-00048
SUBJECT Hearing to consider a proposal by Scott and Barbara Stelzle for a Conditional Use Permit to allow 1) the establishment of an approximate 6,400 square foot winery and tasting room, including a 1,200 square foot secondary dwelling, and 2) conversion of an existing 1,900 square foot barn into a 2 guest unit, bed and breakfast. The project will result in the disturbance of approximately 20,000 square feet of a 10 acre parcel. The proposed project is within the Agriculture land use category and is located at 1795 Las Tablas Road (south side) approximately 2,000 feet west of Bethel Road, adjacent to the urban reserve line of the community of Templeton in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2003-00048 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 25, 2005 for this project. Mitigation measures are proposed to address agriculture resources; hazards/hazardous materials, noise, public services, transportation/circulation and land use and are included as conditions of approval.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-241-004	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None			
EXISTING USES: Single family residence under construction, barn, six acres planted vineyard			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/ dry farm <i>East:</i> Residential Suburban/ undeveloped, TCSD water tank <i>South:</i> Agriculture/ dry farm <i>West:</i> Agriculture/ dry farm			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Ag Commissioner, Templeton Area Advisory Group, CDF, Environmental Health	
TOPOGRAPHY: Nearly Level to steeply sloping	VEGETATION: Grasses, scattered oaks, pines and vineyards
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: June 18, 2004

PROJECT DESCRIPTION:

The proposed project is a production winery operation in which every aspect of wine making is conducted on-site including harvest, crushing, barrel aging, bottling, case storage and retail sales. The proposal is for the construction of an approximate 6,400 square foot building. The building will include three levels. The basement level is approximately 2,592 and will be used for barrel and case storage. The second level is approximately 2,500 square feet, which includes 1,882 square feet of processing and fermentation and a 621 square foot tasting room. The third level is a 1,200 square foot secondary dwelling. The project also includes the conversion of an existing 1,900 square foot barn into a two unit, bed and breakfast.

The winery is planning to participate in "industry wide events" and is not requesting any special events. The anticipated production is 1,000 to 2,000 cases annually.

PROJECT ANALYSIS

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area - Winery	No minimum required	10 acre site
Minimum Site Area - Bed and Breakfast	10 acres	10 acre site
Minimum Site Area – Secondary dwelling	1 acre gross	10 acre site
Setbacks - Winery w/ tasting		
Front	200 feet	485 feet
Side	200 feet	164*/400 feet
Rear	200 feet	215 feet
Setbacks - Bed and Breakfast		
Front	200 feet	490 feet
Side	200 feet	60*/500 feet
Rear	200 feet	220 feet
Distance to winery	100 feet maximum	55 feet
Height- Winery	35 feet	28 feet

Height- Bed and Breakfast	35 feet	19 feet
Parking		
1 per 2,000 sq ft active use	$1,882/2,000 = 1$ spaces	10 total spaces required 7 spaces provided**
1 per 5,000 sq ft storage	$2,592/5,000 = 0.5$ spaces	
1 per 200 sq ft tasting room	$621/200 = 3$ spaces	
1 for secondary dwelling	Second unit = 1 space	
2 for Bed and Breakfast	B&B = 2 spaces	
+1 for each lodging unit	2 units = 2 spaces	
Signs	None proposed	

* The project is requesting a modification of the setback.

** The project has been conditioned comply with required parking.

Special Use Standards Wineries:

The project is subject to Land Use Ordinance Section 22.30.070D(2) (Wineries). Section 22.30.070 sets forth standards for winery development, including but not limited to, access, solid and liquid waste disposal, setbacks, parking, design, screening, height, lighting, tasting rooms and special events.

Access requirement: The principal access driveway to a winery with public tours and tasting, retail sales and special events must be located within 1 mile of an arterial or collector road.

Response: The site has frontage on Las Tablas Road. At this location Las Tablas is considered a local road but becomes a collector road approximately 600 feet east of the eastern property boundary. There is a proposed tasting room on site but no special events are requested other than the allowable industry wide events. The principal access driveway is within 1 mile of a collector road.

Solid waste disposal requirement: Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

Response: The winery operation proposes to use the pomace generated as a soil amendment.

Liquid waste disposal requirement. Standards will be set, where applicable, through Regional Water Quality Control Board (RWQCB) discharge requirements developed in compliance with Section 22.10.180 (Water Quality).

Response: The winery anticipates wastewater generation of 500 gallons per day at peak crush. The construction ordinance requires the applicant to submit percolation rates and the septic system needs to be designed accordingly. A waste discharge permit or exemption from a permit will be required from the RWQCB. The project has been conditioned to include these requirements.

Setback requirements: Rural areas. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with Subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required. Approval

may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

Response: The proposed winery building is located approximately 164 feet from the western side property line. Staff is recommending that the setback be modified from 200 feet to 164 feet based on the finding that the 200 foot setback is not practical due to the existing vineyard on site. The proposed winery is in the location that has been previously disturbed. An old garage was recently demolished at this location. Relocation of the proposed winery to the 200 foot setback will require the removal of existing vineyards.

Parking requirement. Parking shall be provided in compliance with Chapter 22.18 (Parking and Loading Standards). Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

Response: The chart on the previous page shows the breakdown of required and proposed parking spaces. Staff has conditioned the project to modify the number of parking spaces to be in conformance with the LUO. The proposed parking areas are located behind the single family residence under construction and will be screened from Las Tablas Road.

Design standards requirement. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use category.

Response: The proposed winery is a barn design, which will match the existing residence and proposed bed and breakfast.

Screening requirement: Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

Response: The proposed winery building is located behind the single family residence and is designed to match the residence. It will be visible from Las Tablas Road. Staff has conditioned the project to submit landscaping plan to reduce the visibility and to screen all tanks.

Height requirement. The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increased to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

Response: The proposed winery is 28 feet.

Lighting requirement. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed and operated in a manner that would throw light, either reflected or directly, in an upward direction.

Response: No lighting plan has been proposed, however, a condition is proposed that would assure that future lighting will follow the ordinance.

Signing: Signs are limited to two signs up to a combined total of 32 square feet and not exceeding a height of ten feet for each lot or parcel, identifying and advertising agricultural products produced on the premises.

Response: No specific sign proposal has been submitted, however, the project would be required to adhere to the ordinance standards on signing.

Tasting room requirements: Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.

Response: The proposed tasting room is approximately 600 square feet. The total production and storage area of the proposed winery is approximately 4,500 square feet. The tasting room is proposed to open on weekends with limited hours on weekdays. This would appear to make the tasting room incidental and subordinate to the principal winery use.

Special events requirements: Special events are defined as any event where there is the possibility of more than 50 people in attendance, including weddings, advertised events, fund raisers, and advertised winemaker dinners open to the general public. Special events do not include industry wide-events.

Response: The applicant is not requesting any special events other than industry wide events.

Modifications

As discussed above in the setback discussion, modifications to the side setbacks are being requested. The LUO allows the modification if certain findings can be made. Staff is recommending that the side setback be modified from 200 feet to 164 feet based on the finding that the setback is not practical due to the existing vineyard on site.

Special Use Standards Lodging – Bed and Breakfasts Facilities:

The project is subject to Land Use Ordinance section 22.30.260, which sets forth standards for bed and breakfast including but not limited to limitations on use, size, location, site area and operation.

Limitations on use. A bed and breakfast shall be established only in a single family dwelling that has been determined by the Review Authority to be of historical or architectural interest except:

a. Where the bed and breakfast is located on a site in the Agriculture, Rural Lands and Residential Rural categories with an existing conforming visitor-serving facility (e.g., winery, riding stable, health resort), it may be established in one structure, with an exterior design style that is residential or agricultural in appearance, built expressly for a bed and breakfast inn where the facility is approved with a Conditional Use Permit. The bed and breakfast inn shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility or the visitor serving use where the use is not a winery. (1) The bed and breakfast inn shall be located on the same legal parcel as, and within 100 feet of, the existing conforming visitor serving use. A bed breakfast may be located farther from the existing conforming visitor serving use where the Review Authority make the following findings: (1) the site of the proposed use does not contain Class I, II or III soils; and (2) on-site access, visual concerns and grading or other environmental issues can be better addressed through a larger distance.

Response: The proposed bed and breakfast (B&B) is a conversion of an existing 1,900 square foot barn into a B&B, which is allowed with Conditional Use Permit approval. It will comply with the above requirement regarding appearance. The B&B will have two guest rooms and will be incidental to the proposed 4,500 square foot winery. It is on the same legal parcel as the winery and is located within 100 feet of the winery. The project is conditioned to require the construction of the winery prior to establishment of the B&B.

Limitation on size. A bed and breakfast shall provide no more than the following number of guest rooms. Except for facilities proposed in conjunction with a visitor serving use the rest of the dwelling shall solely be used by the family in permanent residence. Where a bed and breakfast inn is proposed in conjunction with a visitor serving use, a family does not need to be in permanent residence within the inn. A bed and breakfast in the Agriculture, Rural Lands, Residential Rural and Residential Multi-Family categories may be approved with a maximum of eight guest rooms. A bed and breakfast in the Residential Suburban category shall provide no more than three guest rooms.

Response: The proposed B&B is proposed in conjunction with a visitor serving use (winery) and does not require a family to be in permanent residence. The site is located in the Agriculture land use category, which allows up to eight guestrooms. The proposed B&B will contain two guestrooms.

Location. Within the Residential Suburban land use category, no bed and breakfast facility shall be located within 500 feet of a parcel on which is located any other bed and breakfast facility. The site of a bed and breakfast inn established in conjunction with a visitor serving use shall be located within 5 miles from an urban or village reserve line, on or within one mile of an arterial or collector, 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant.

Response: The proposed site is located in the Agriculture category adjacent to the urban reserve line and is within 600 feet of a collector. The proposed B&B is a conversion of an existing barn located approximately 60 feet from the westerly property line. The applicant is requesting a modification of the side setback requirement in order to convert the existing barn. Staff is in support of the modification. Allowing the conversion of an existing building will reduce the overall site disturbance and will not require any removal of the existing vineyards.

Minimum site area. One acre in rural areas; except in cases where the bed and breakfast is being requested in conjunction with a visitor serving use, a 10 acre minimum site area is required.

Response: The project site is 10 acres in compliance with the requirements.

Parking required. Two spaces, plus one space per transient lodging unit. Bed and Breakfast facilities shall not use on-street parking for the bed and breakfast operation or the resident family at any time

Response: The chart on the previous page shows the breakdown of required and proposed parking spaces. Staff has conditioned the project to modify the number of parking spaces to be in conformance with the LUO. The proposed parking areas are located behind the single family residence under construction and will be screened from Las Tablas Road.

Modifications

As discussed above in the setback discussion, modifications to the side setbacks are being requested. The proposed B&B is a conversion of an existing barn located approximately 60 feet from the westerly property line. The applicant is requesting a modification of the side setback requirement in order to convert the existing barn. Staff is in support of the modification. Allowing the conversion of an existing building will reduce the overall site disturbance and will not require any removal of the existing vineyards. The Agricultural Commissioner's Office is recommending that a landscaping screen be planted along the westerly property line to reduce any potential conflict with the dry farm operation. The applicant has agreed to the buffer and a condition of approval has been added.

Special Use Standards Lodging – Secondary dwellings:

In the Agriculture land use category, on sites less than 20 acres an additional residence may be allowed subject to the secondary dwelling standards. Secondary dwellings standards are as follows:

Limitations on use. Accessory unit only. A secondary dwelling shall be accessory to a primary dwelling and shall not be established on any site containing a guesthouse (Section 22.30.410) or more than one dwelling unit, except where a guesthouse is proposed to be converted to a secondary unit. Occupancy of primary and secondary units restricted. No secondary dwelling shall be approved in compliance with this Section unless an owner of the site agrees to occupy one unit on the site as his or her primary residence. Prior to final building inspection, the applicant for a second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement.

Response: The applicants are in the process of constructing a primary residence on the subject site. The project includes an additional dwelling located on the third level of the winery building. This unit is considered a secondary dwelling because the site is less than 20 acres and is conditioned that the owner of the site is required to live in one of the residences. The bed and breakfast discussed above is not considered a third dwelling but as a winery accessory use as is allowed by that section of the LUO.

Excluded areas. A secondary dwelling is not allowed within specific areas of the county, including south Atascadero, except for parcels with direct driveway access to El Camino Real; the South Shore Area or the villages of Heritage Ranch or Oak Shores; Tracts 7, 17, 19, and 502 and where the RWQCB has issued a notice of resource constraints through moratoria or other means.

Response: The site is not located in one of the excluded areas described above.

Minimum access. A secondary dwelling is allowed only on a site that has frontage: (1) On a road or private easement that is maintained by the County, State or special district; (2) On a road that is offered for dedication to the public and is surfaced with chip seal or better; OR (3) On a private easement that is surfaced with chip seal or better. The access is also required to be maintained through organized maintenance, such as a road maintenance agreement or homeowners association where not maintained by the county.

Response: The site has direct access on Las Tablas Road, which is a local road maintained by the County.

Minimum site area. A secondary dwelling may be allowed where a site has one acre (gross) and is served by community water and on-site sewage disposal, provided that all applicable provisions of Title 19 of this Code for septic system design and performance are satisfied.

Response: The project proposes on-site well and septic, which requires a one acre gross site area. The subject site is 10 acres.

Design standards. The maximum floor area of a secondary dwelling shall be 800 square feet, except that such area may be increased to a maximum of 1200 square feet (exclusive of any garage) where the site is (1) two acres (net) or larger and the site is served by community water or sewer; or (2) Where the site area is five acres (net) or larger and the site is served by on-site water supply and sewage disposal. The secondary dwelling shall be permanently attached by a common wall to, or located within 50 feet of, the primary dwelling or on the second floor of the primary dwelling's detached garage and shall use the same design style except where the site is (1) two acres (net) or larger and the site is served by community water or sewer; or (2) Where the site area is five acres (net) or larger and the site is served by on-site water supply and sewage disposal: In these cases the secondary dwelling may be detached from the primary dwelling but shall be of a design style compatible with the existing primary dwelling.

Response: As described above, the maximum size of a secondary dwelling located on a parcel greater than five acres using on site well and septic is limited to 1,200 square feet. The proposed secondary dwelling is 1,344 square feet. The project is conditioned to reduce the size to 1,200 square feet. The secondary dwelling is located within 80 feet of the main residence in compliance with the standards above. The design of the secondary dwelling within the winery is of a similar design as the residence and will be compatible.

Exceptions to design standards. The Review Authority may approve alternatives to the size requirements (not to exceed 1,200 square feet), the distance requirements, and the road requirements.

Response: No exception to the design standards have been requested.

Parking. A secondary dwelling shall be provided one off-street parking space in addition to those required for the primary residence (two spaces are required for the primary residence)

Response: As discussed above and shown on the parking chart, the project as designed does not meet the required number of parking spaces. Staff has conditioned the project to modify the number of parking spaces to be in conformance with the LUO.

PLANNING AREA STANDARDS:

There are no planning area standards applicable to this project.

COMBINING DESIGNATIONS:

There are no combining designations applicable to this project

AGENCY REVIEW:

Public Works- Recommends a condition for a standard paved driveway approach and notes that the project is subject to Templeton Road Fees.

Environmental Health – Stock conditions for on-site well and wastewater.

Ag Commissioner- Recommends landscaping screen to reduce potential impact to adjacent agricultural operation.

County Parks - Not applicable

CDF - Fire safety requirements as stated in a letter dated April 5, 2004.

ADVISORY GROUP – Templeton Area Advisory Group approved as submitted.

LEGAL LOT STATUS:

The lot was legally created thru deed transfers.

Staff report prepared by Karen Nall and reviewed by Kami Griffin, Supervising Planner.

STELZLE D030048D
FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 25, 2005. Mitigation measures are proposed to address agricultural resources, hazards, noise, public services, transportation, land use and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed winery and bed and breakfast does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed winery and bed and breakfast is consistent with the surrounding land uses in the project's vicinity and are expected with an agriculture processing facility, and wineries in particular, in an agricultural area. With the project conditions in place this project will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Las Tablas Road a local road constructed to handle any additional traffic associated with this project.

Adjustments

- G. The proposed winery building is located approximately 164 feet from the western side property line. A modification of the setback from 200 feet to 164 feet is necessary due to the existing vineyard on site. The proposed winery is in the location that has been previously disturbed. An old garage was recently demolished at this location. Relocation of the proposed winery to the 200 foot setback will require the removal of existing vineyards.
- H. The proposed B&B is a conversion of an existing barn located approximately 60 feet from the westerly property line. A modification of the side setback requirement of 200 feet is necessary in order to convert the existing barn. The conversion of an existing building will reduce the overall site disturbance and will not require any removal of the existing vineyards.

STELZLE D030048D
EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the construction of an approximate 6,400 square foot winery building. The building will include the following:
 - a. 2,592 square feet of winery barrel and case storage.
 - b. 1,882 square feet of winery processing and fermentation.
 - c. 621 square foot tasting room.
 - d. 1,200 square foot secondary dwelling.
2. This approval also authorizes the conversion of an existing 1,900 square foot barn into a two unit, bed and breakfast.
3. This approval does not authorize special event other than wine industry wide events.
4. **At the time of application for construction permits for the winery**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. Revised parking to conform to the required spaces for each phase as follows:
 - Winery w/ secondary unit - 6 spaces required
 - Bed and Breakfast- 4 spaces required
 - Total spaces required on site = 10
5. **At the time of application for construction permits for the winery**, submit a revised floor plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. The secondary dwelling shall be no larger than 1,200 square feet.

Water

6. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.

Aesthetics

7. **At the time of application for construction permits**, the applicant shall submit landscape plans to the Department of Planning and Building for review and approval. The plans shall provide landscape screening of the winery buildings from Las Tablas Road.

Exterior Lighting

8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

5-12

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated April 5, 2005.

Conditions to be completed prior to issuance of a construction permit

Accessory Uses

10. **Prior to issuance of construction permits for the bed and breakfast**, the construction permit for the winery must be issued and substantial site work on the winery complete.

Agriculture

11. **Prior to issuance of a construction permit for the bed and breakfast**, the applicant shall submit a landscape plan to the Department of Planning and Building in consultation with the Agricultural Commissioners Office. The landscaping plan shall be prepared by a landscape professional, and indicate the following:
 - a. A 15 foot wide vegetative screening along the western property line extending 25 feet to the north and south of the bed and breakfast building. The screen shall consist of a combination of trees and shrubs that will achieve effectiveness as a landscape buffer within 24 months.

Wastewater

12. **Prior to issuance of construction permits for the winery**, the applicant shall submit a Waste Discharge permit or exemption from a permit from the Regional Water Quality Control Board. A copy of the permit or exemption from a permit shall be submitted to the County Planning and Building Department and Environmental Health Department.

Secondary Dwelling Agreement

13. **Prior to issuance of construction permits for the winery**, the applicant shall record a secondary dwelling agreement.

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, public facilities fees and Templeton Road Fees.

Conditions to be completed prior to occupancy or final building inspection

15. **Prior to occupancy or final building inspection**, landscaping in accordance with the approved landscaping plan for the winery and bed and breakfast screening shall be installed or bonded for. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained until fully established. Trees and shrubs that die shall be replaced within 30 days. All landscaping shall be maintained in a viable condition in perpetuity.

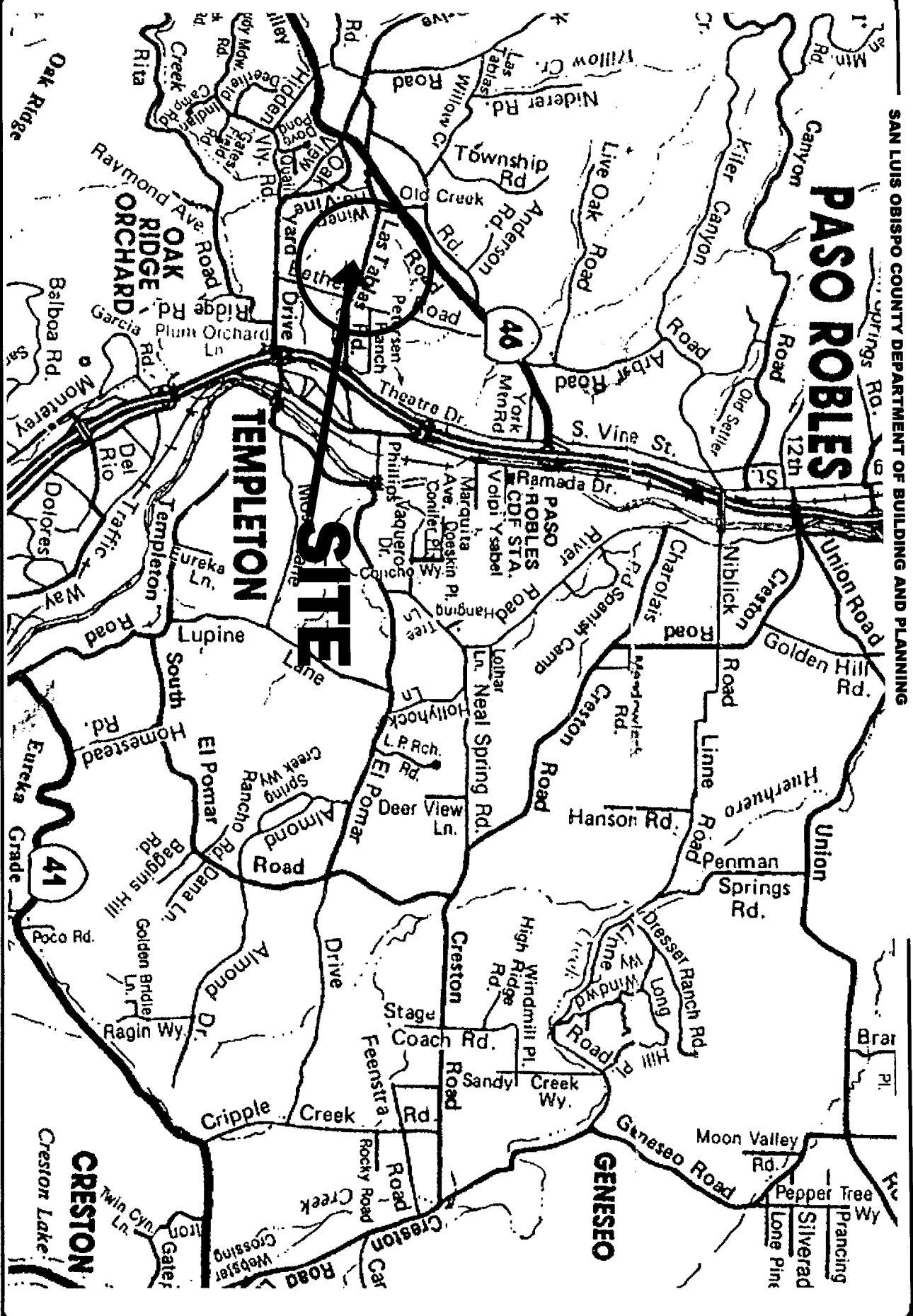
16. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
17. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
18. **Prior to occupancy or final building inspection**, the applicant shall provide verification to the Public Works Department, that the existing driveway approach meet current county standards for an A-11 approach for sight distance. If the current driveway does not meet current county standards, the driveway shall be modified in order to meet current standards.

On-going conditions of approval (valid for the life of the project)

19. Winery related materials stored out of doors and all tanks shall be screened by solid fencing and shall not be higher than the associated solid fence screening, unless the storage area is not visible from Las Tablas, or adjacent properties.
20. This land use permit is for the project as described in condition 1. The land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed for each building. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

5-14

PASO ROBLES



PROJECT

Conditional Use Permit
Stelzle DRC2003-00048

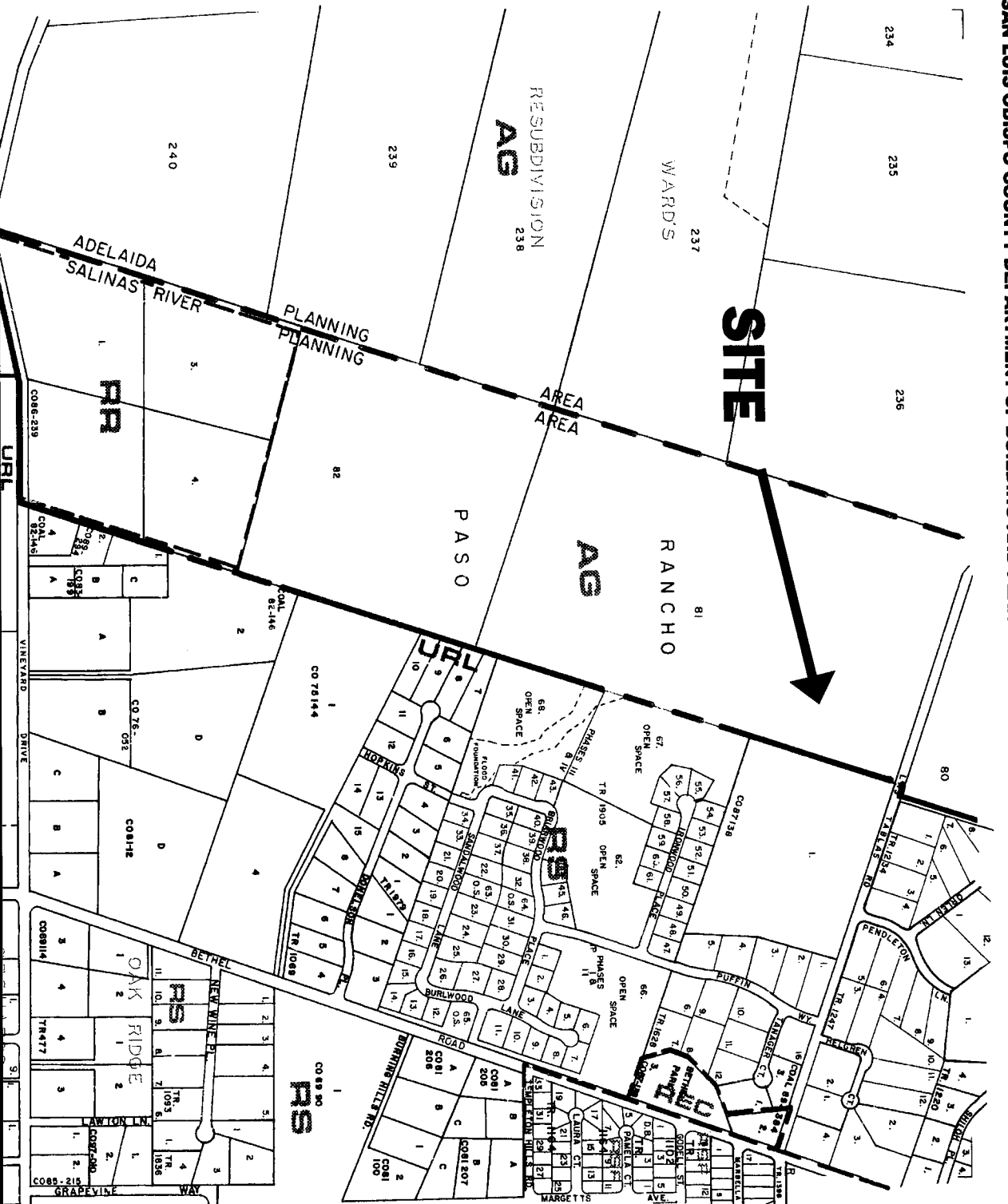


EXHIBIT

Vicinity Map

5-15

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

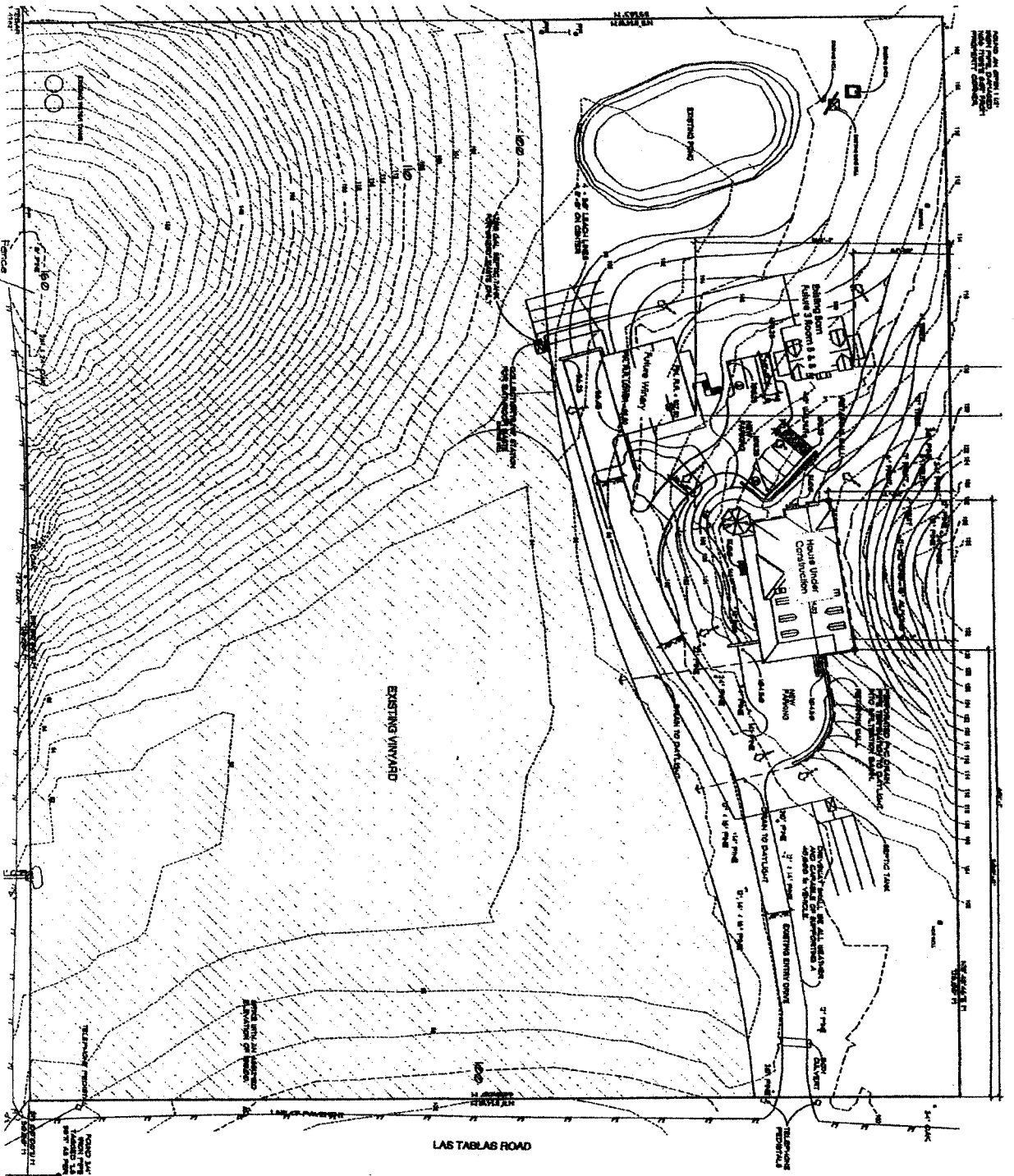
Conditional Use Permit
Stelze DRC2003-00048



EXHIBIT

Land Use Category

5-16



PROJECT

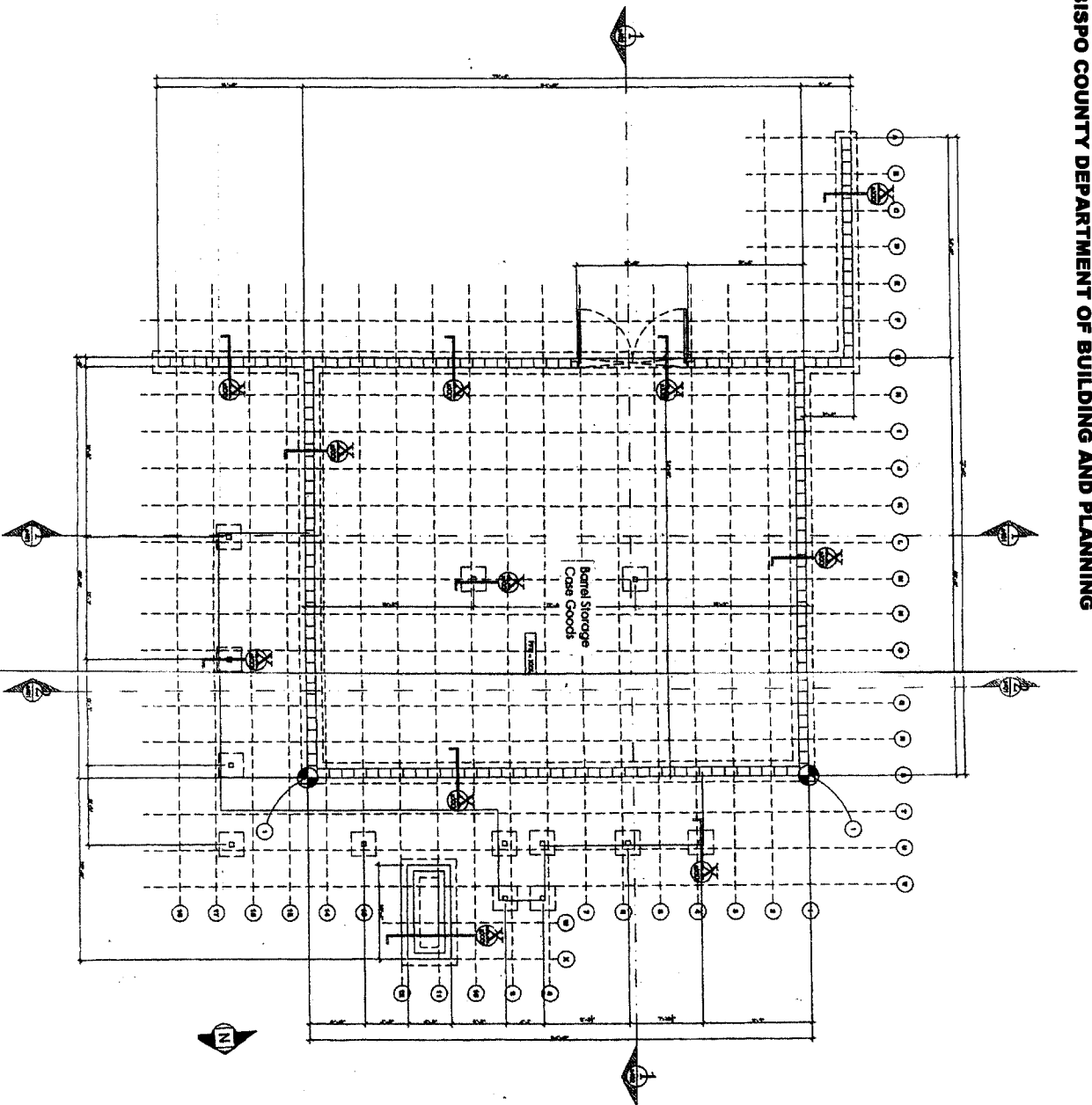
Conditional Use Permit
Stelze DRC2003-00048



EXHIBIT

Site Plan

5-17



PROJECT

Conditional Use Permit
Steisle DRC2003-00048



EXHIBIT

Winery – Basement & Foundation Plan

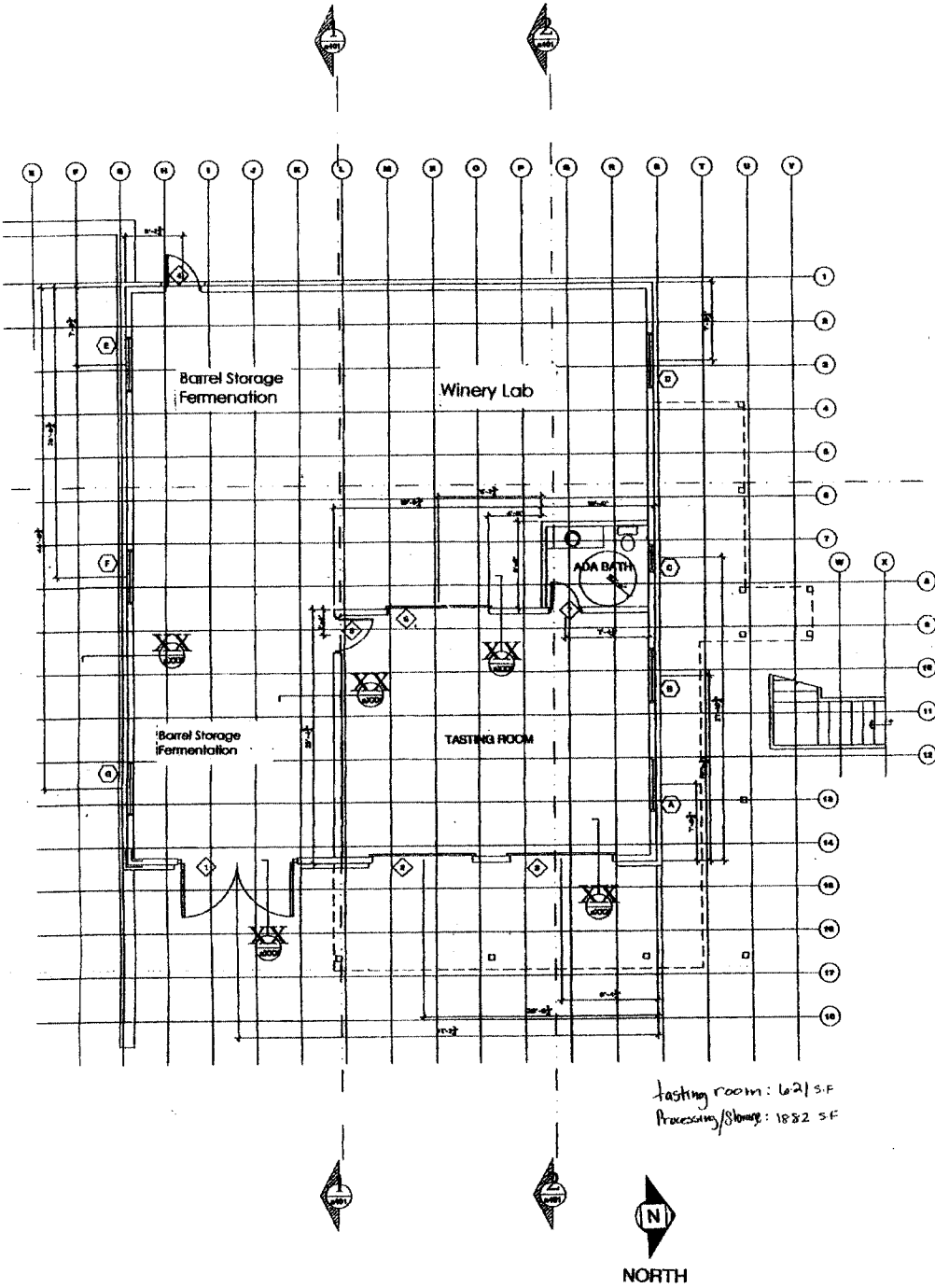
5-18

PROJECT

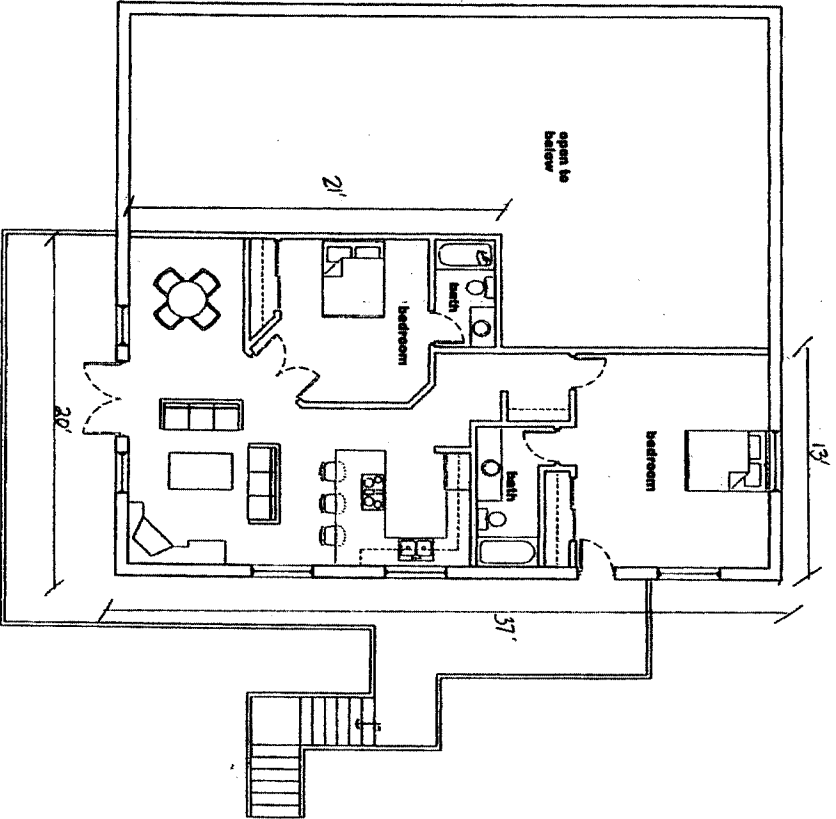
Conditional Use Permit
Stelzle DRC2003-00048

EXHIBIT

Winery – First level Floor

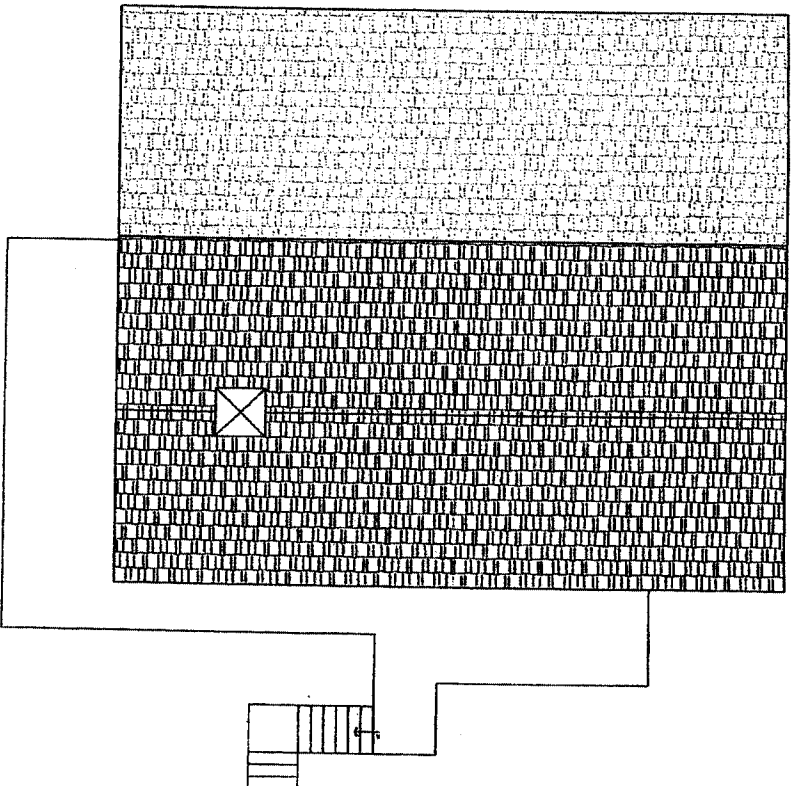


5-19



SECOND FLOOR

Secondary Dwelling: 1,344 s.f.



ROOF PLAN

PROJECT

Conditional Use Permit
Stelzle DRC2003-00048



EXHIBIT

Winery Third Level Secondary Dwelling – Floor & Roof Plan

5-20

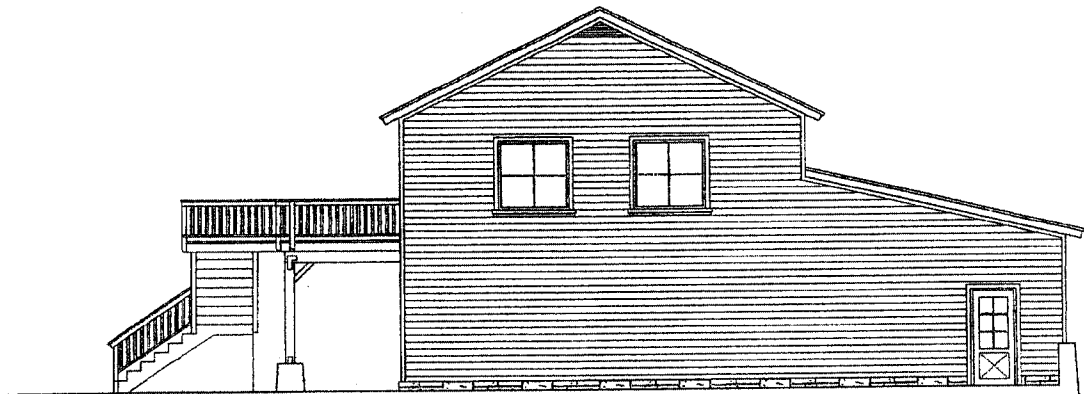
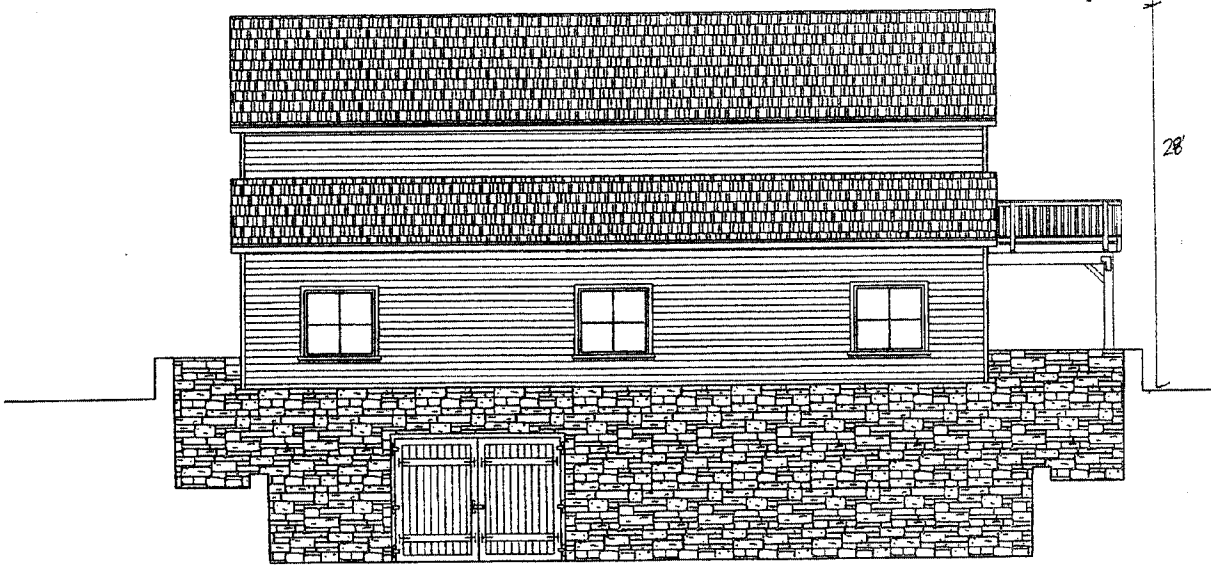
PROJECT

Conditional Use Permit
Stelze DRC2003-00048



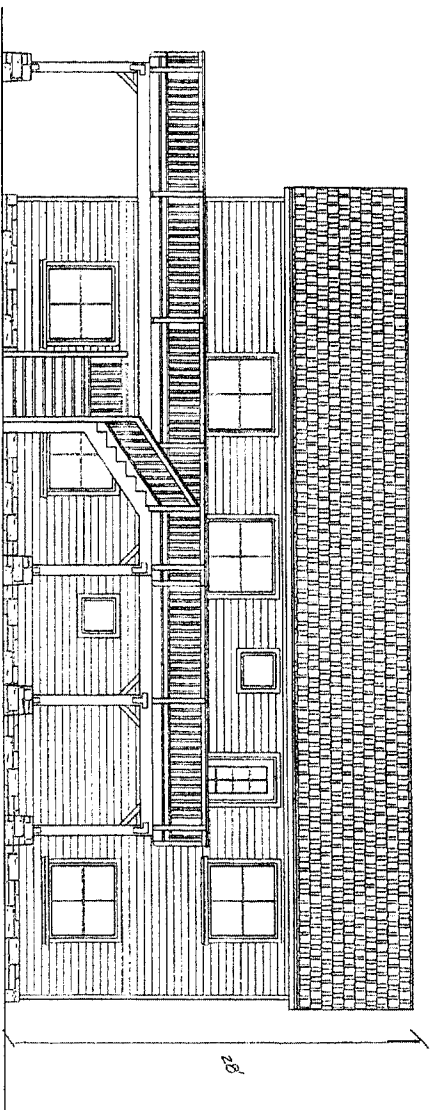
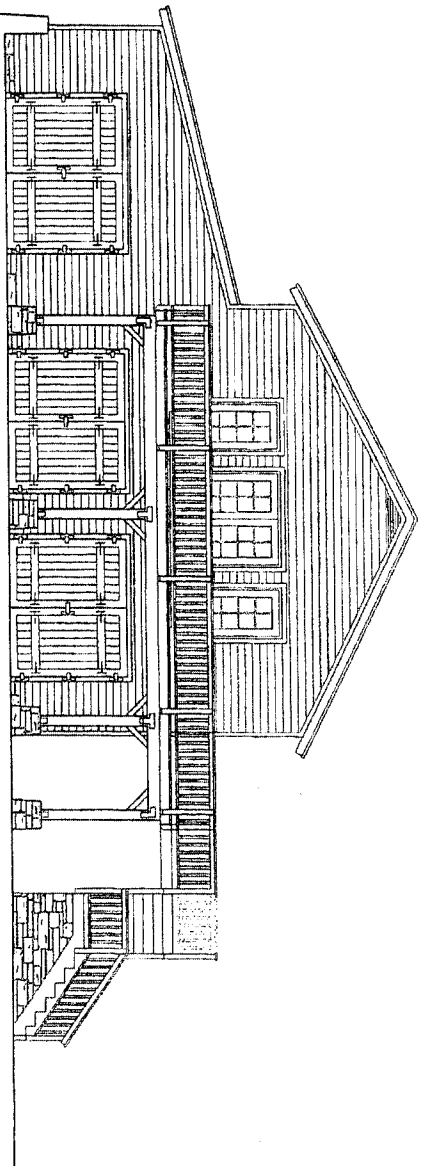
EXHIBIT

Winery - Elevations



Winery

5-21



Winery

PROJECT

Conditional Use Permit
Stelze DRC2003-00048



EXHIBIT

Winery – Elevations 2

5-27

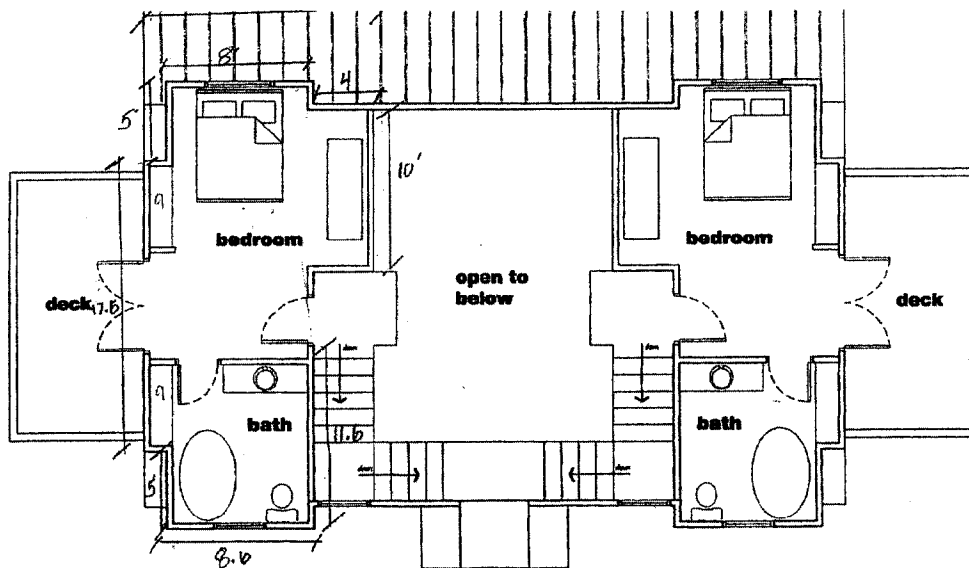
PROJECT

Conditional Use Permit
Steile DRC2003-00048

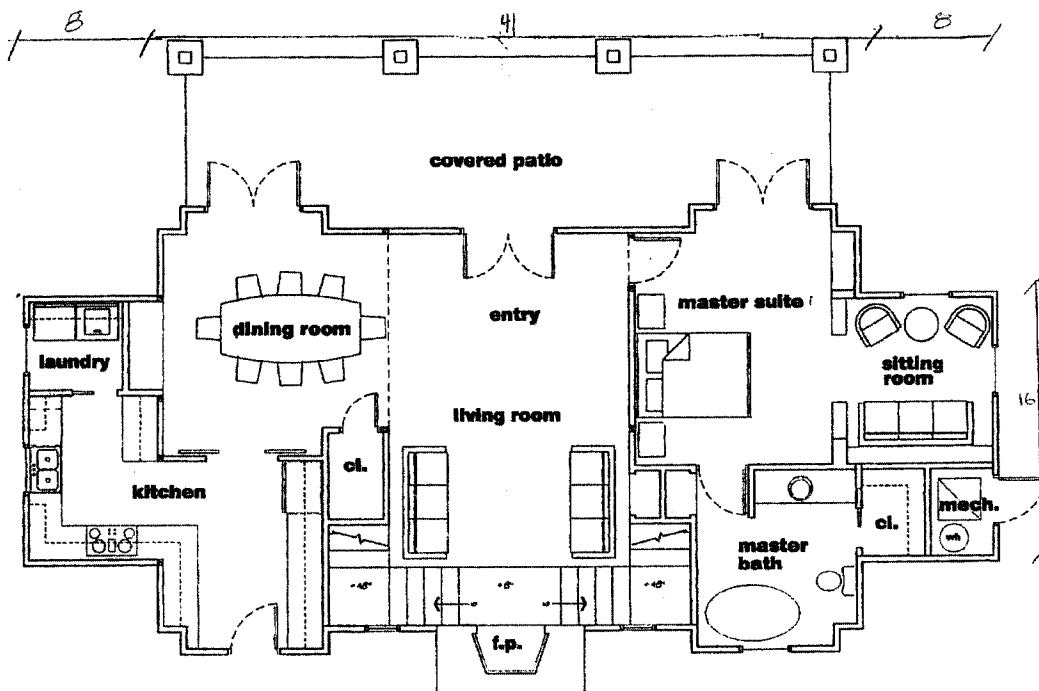


EXHIBIT

Bed & Breakfast – Floor Plan

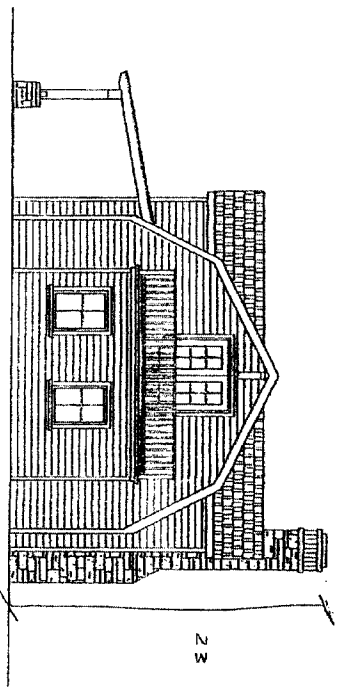
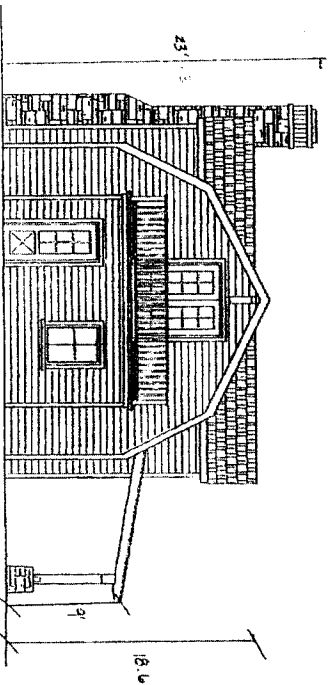
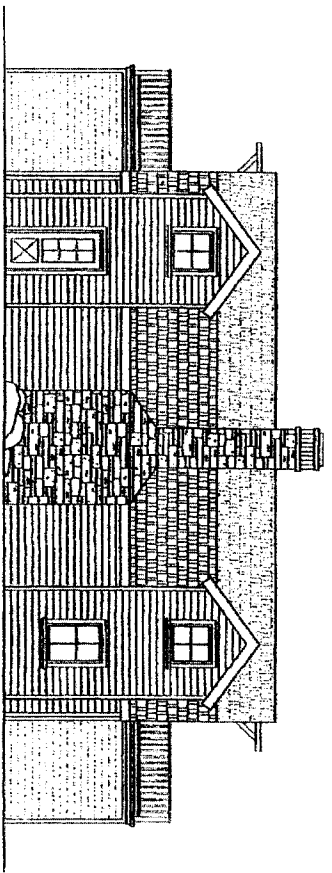
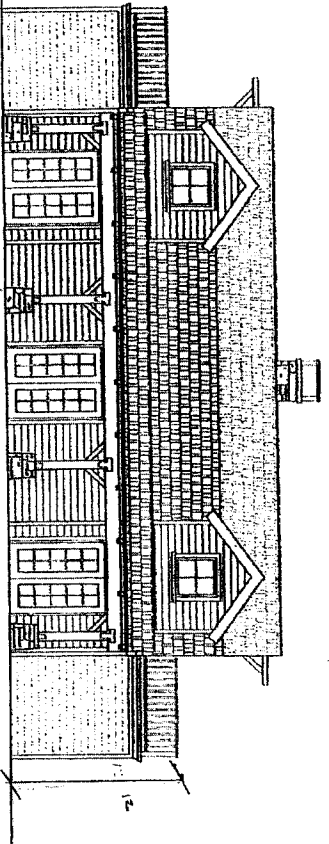


new second floor
570 S.F.



new first floor
1,310 S.F.

5-73



PROJECT

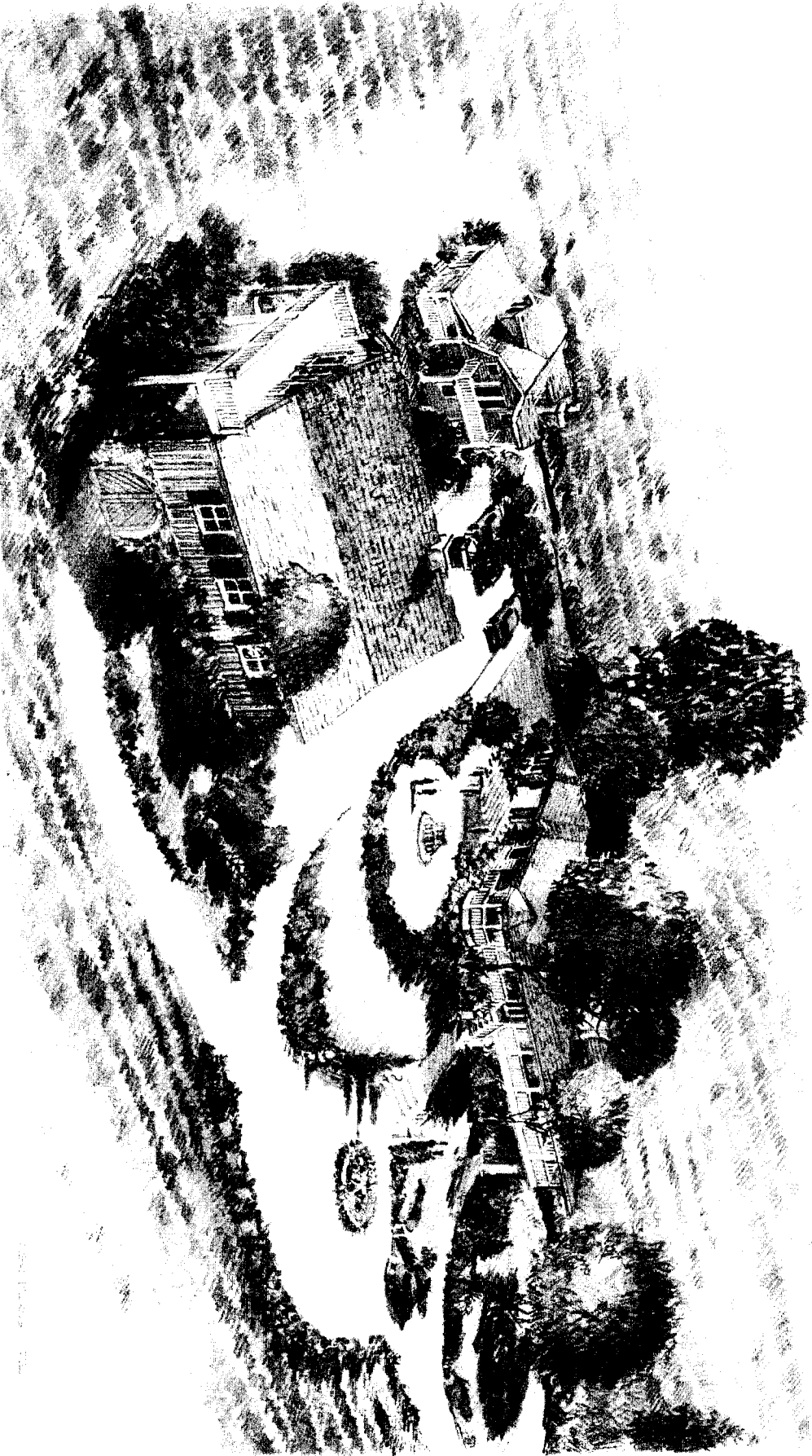
Conditional Use Permit
Stelzle DRC2003-00048



EXHIBIT

Bed & Breakfast - Elevations

5-24



PROJECT

Conditional Use Permit
Stelze DRC2003-00048



EXHIBIT

Conceptual Drawing

5-25



COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (KN)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED004-506

DATE: August 25, 2005

PROJECT/ENTITLEMENT: Stelzle Conditional Use Permit DRC2003-00048

APPLICANT NAME: Scott & Barbara Stelzle

ADDRESS: 1436 Brambles Court, Templeton, CA, 93465

CONTACT PERSON: Rachel Dumas

Telephone: 805-239-4502

PROPOSED USES/INTENT: Request by Scott & Barbara Stelzle to allow 1) the establishment of an approximate 6,400 square foot winery and tasting room, including a 1,200 square foot secondary dwelling, and 2) conversion of an existing barn into a 1,900 square foot 2 guest unit, bed and breakfast, which will result in the disturbance of approximately 20,000 square feet of a 10 acre parcel.

LOCATION: The proposed project is within the Agriculture land use category and is located at 1795 Las Tablas Road (south side) approximately 2,000 feet west of Bethel Road, west of the community of Templeton. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on September 8, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

5-76

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Stelzle Conditional Use Permit (DRC2003-00048)

Project Applicant

Name: Scott & Narbara Stelzle
Address: 1436 Bramble Court
City, State, Zip Code: Templeton CA 93465
Telephone #: 805.239.4502

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (✓) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Karen Hall for
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 8/24/05

5-27



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Stelzle Conditional Use Permit DRC2003-00048 (ED 04-533)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Karen Mall

Prepared by (Print)

Signature

Date

Steve Mc Masters

Reviewed by (Print)

Ellen Carroll

Signature

Ellen Carroll,
Environmental Coordinator
(for)

8/01/05
Date

5-28

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Scott & Barbara Stelzle for a Conditional Use Permit to allow a the construction of an approximately 6,400 sq ft building including an approximately 4,500 sq ft winery, a 621 sq ft tasting room and a 1,200 sq ft secondary dwelling. The project will also include the conversion of an existing barn into a 1900 sq ft 2 guest unit, bed and breakfast. The project will result in the disturbance of approximately 20,000 sq ft of a 10 acre parcel. The proposed project is within the Agriculture land use category and is located at 1795 Las Tablas Road adjacent to the urban reserve line of the community of Templeton. The site is in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 027-231-023, 027-261-002 &004 **SUPERVISORIAL DISTRICT #** 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Agricultural uses , residence currently under construction, and barn

TOPOGRAPHY: Nearly level to very steeply sloping

VEGETATION: Grasses , scattered oaks , vineyards

PARCEL SIZE: 10 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses	<i>East:</i> Residential Suburban; vacant undeveloped
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses TCSD water tank

5-29

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The proposed winery and bed and breakfast buildings will be located behind and shall be screened by the single family residence currently in construction on the site. The project is considered compatible with the surrounding uses.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The site is zoned for agricultural purposes, is currently planted with 6 acres of vineyards and proposes the establishment of a wine processing facility with wine tasting. The project also includes the conversion of an existing barn into a bed and breakfast which is located approximately 60 feet from an adjacent agricultural operation of field crops.

Impact. The Agricultural Commissioners Office determined that there could be impact to the adjacent agricultural operation due to the location of the bed and breakfast. The Agricultural Commissioners Office concludes that the installation of a landscape screen along the property line adjacent to the bed and breakfast, will assist in reducing impacts from noise, dust or pesticide drift associated with the neighboring agricultural operation.

Mitigation/Conclusion. It is recommended that a landscaping screening be established along the westerly property boundary. It is recommended that the screen extend 25 feet beyond(to the north and south) of the bed and breakfast building. The applicant has signed a Developer's Statement agreeing to the screening mitigation. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The site is zoned for agricultural purposes, is currently planted with 6 acres of vineyards and proposes the establishment of a wine processing facility with wine tasting. The project also includes the conversion of an existing barn into a bed and breakfast which is located approximately 60 feet from an adjacent agricultural operation of field crops.

Impact. The project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. The Agricultural Commissioners Office concludes that the

installation of a landscape screen along the property line adjacent to the bed and breakfast, will assist in reducing impacts from noise, dust or pesticide drift associated with the neighboring agricultural operation.

Mitigation/Conclusion. Mitigation measures that include a landscape screen previously outlined under the Agricultural Resources section of this initial study are anticipated to reduce potential impacts relating to air quality issues to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: none

Wildlife: none

Habitats: Blue Oak Woodland

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5-32

5. CULTURAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) *Other:* _____

☐
☐
☐
☐

Setting. The project is located in an area historically occupied by the Northern Chumash and Southern Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*

☐
☐
☒
☐

b) *Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?*

☐
☐
☒
☐

c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*

☐
☐
☒
☐

d) *Change rates of soil absorption, or amount or direction of surface runoff?*

☐
☐
☒
☐

e) *Include structures located on expansive soils?*

☐
☐
☒
☐

f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*

☐
☐
☒
☐

g) *Involve activities within the 100-year flood zone?*

☐
☐
☒
☐

6. GEOLOGY AND SOILS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project site is moderately sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered moderate. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE - The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed tributary of the Salinas River) from the proposed development is approximately 0.5 mile to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: Gazo shaly clay loam (30-50% slope) and Lockwood-Concepcion complex (9-15% slopes). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and to moderate shrink-swell characteristics.

Impact. As proposed, the project will result in the disturbance of approximately 15,000 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.. The project also includes the conversion of an existing barn into a bed and breakfast which is located approximately 60 feet from an adjacent agricultural operation of field crops.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. As previously discussed, the Agricultural Commissioners Office determined that there could be impact to the adjacent agricultural operation due to the location of the bed and breakfast. The Agricultural Commissioners Office concludes that the installation of a landscape screen along the property line adjacent to the bed and breakfast, will assist in reducing impacts from noise, dust or pesticide drift associated with the neighboring agricultural operation.

Mitigation/Conclusion. It is recommended that a landscaping screening be established along the westerly property boundary. It is recommended that the screen extend 25 feet beyond (to the north and south) of the bed and breakfast building. The applicant has signed a Developer's Statement agreeing to the screening mitigation. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any

sensitive noise receptors (e.g., residences). The project includes the conversion of an existing barn to a bed and breakfast. While there is a risk potential of increase exposure to objectionable ag-related noise, actual noise levels are unlikely to exceed thresholds in the County's Noise Element.

Impact. The project is not expected to generate loud noises however, the Agricultural Commissioners Office concludes that the installation of a landscape screen along the property line adjacent to the bed and breakfast, will assist in reducing impacts from noise, dust or pesticide drift associated with the neighboring agricultural operation.

Mitigation/Conclusion. As previously discussed, the applicant has signed a Developer's Statement agreeing to the screening mitigation. These mitigation measures are listed in detail in Exhibit B.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting The project is the construction of a winery, tasting room, secondary dwelling and a bed and breakfast.

Impact. The project includes the construction of s secondary dwelling and will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| b) Police protection (e.g., Sheriff, CHP)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Solid Wastes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other public facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project area is served by the County Sheriff's Department and Templeton Community Services District Fire as the primary emergency responders. The closest Sheriff substation is in Templeton, which is approximately 2 miles from the proposed project. The project is located in the Templeton Unified School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility, road and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase the use or demand for parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect the access to trails, parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Las Tablas Road a local road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified. The project site is located in the Templeton Circulation fee area.

Impact. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. However, there may be cumulative impacts associated from the new development within the Templeton area.

Mitigation/Conclusion. All new development is subject to the circulation fee, which is intended to partially mitigate the cumulative effects of additional traffic generated by new development within the Templeton area. These fees are required to be paid by the county fee ordinance and are paid prior to building permit issuance.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The winery will ultimately produce 1,000-2,000 cases of wine annually. The pomace generated by the wine production process will be dispersed over the vineyard. The project proposes to use an on-site system as its means to dispose wastewater. The winery will generate less than 500 gallons of wastewater during peak crush. Based on the proposed plans, adequate area appears available for an on-site system.

Mitigation/Conclusion. (On-site) The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. The County Building and Construction Ordinance requires the applicant to submit percolation rates and the septic system will need to be designed accordingly.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to very steeply sloping. The closest creek an unnamed tributary of the Salinas River is approximately 0.5 miles away from the property. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 15,000 square feet. Based on the project description, as shown below, a reasonable "worst case" water usage would likely be 500 gallons per day during peak crush.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). The project includes the conversion of an existing barn into a bed and breakfast which is located approximately 60 feet from an adjacent agricultural operation of field crops.

Impact. The Agricultural Commissioners Office determined that there could be impact to the adjacent agricultural operation due to the location of the bed and breakfast. The Agricultural Commissioners Office concludes that the installation of a landscape screen along the property line adjacent to the bed and breakfast, will assist in reducing impacts from noise, dust or pesticide drift associated with the neighboring agricultural operation.

Mitigation/Conclusion. It is recommended that a landscaping screening be established along the westerly property boundary. It is recommended that the screen extend 25 feet beyond (to the north and south) of the bed and breakfast building. The applicant has signed a Developer's Statement agreeing to the screening mitigation. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively</i>				

5-41

considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

☐☐☒☐

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Templeton Area Advisory Group</u>	In file
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

5-43

Exhibit B - Mitigation Summary Table

Agricultural

- AG-1 **Prior to issuance of a construction permit for the bed and breakfast**, the applicant shall submit a landscape plan to the Department of Planning and Building in consultation with the Agricultural Commissioners Office. The landscaping plan shall be prepared by a landscape professional, and indicate the following:
- a. A 15 foot wide vegetative screening along the western property line extending 25 feet to the north and south of the bed and breakfast building. The screen shall consist of a combination of trees and shrubs that will achieve effectiveness as a landscape buffer within 24 months.
- AG-2 Prior to final building inspection, the landscaping in accordance with the approved landscaping plan shall be installed. The landscape screening shall be maintained in a viable condition in perpetuity.

5-44

Date: August 4, 2005

**DEVELOPER'S STATEMENT FOR
STELZEL CONDITIONAL USE PERMIT DRC 2003-00048**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AG-1 Prior to issuance of a construction permit for the bed and breakfast, the applicant shall submit a landscape plan to the Department of Planning and Building in consultation with the Agricultural Commissioners Office. The landscaping plan shall be prepared by a landscape professional, and indicate the following:

a. A 15 foot wide vegetative screening along the western property line extending 25 feet to the north and south of the bed and breakfast building. The screen shall consist of a combination of trees and shrubs that will achieve effectiveness as a landscape buffer within 24 months.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Division of Environmental and Resource Management.

AG-2 Prior to final building inspection, the landscaping in accordance with the approved landscaping plan shall be installed. The landscape screening shall be maintained in a viable condition in perpetuity.

Monitoring: Required prior to final inspection of construction permit. Compliance will be verified by the County Division of Environmental and Resource Management.

Signature of Owner(s)

8-11-05

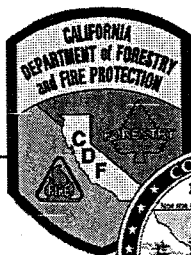
Date

Name (Print)

Scott Stelzle

5-45

Stelze



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

April 5, 2004

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: DRC 2003-00048

Dear North County Team,

I have reviewed the proposed winery project located at 1795 Las Tablas Road, Templeton CA. This project is located approximately 10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

BUILDING SETBACKS

All buildings shall be setback a minimum of 30' feet from all property lines, *PRC 4290, Section 1276.01*.

DEFENSIBLE SPACE AND CONSTRUCTION TYPE

Each building site will be built with a "Defensible Space." PRC 4291 requires all structures to have 30 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites locations should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class Class B roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, decks and balconies of fire resistive construction. Information is available at www.ucfpl.ucop.edu. All landscaping should be of fire resistive plants, preferably natives.

ROOF

All new structures within a moderate fire severity zone shall have a minimum of at least a Class roof covering, *2001 Building Code (CBC) Section 1503*. The County Fire Department is limited to 22 feet of vertical access with ground ladders. A minimum of two points of roof access shall be identified for all buildings. This may require a fixed laddering system.

RECEIVED

APR 07 2004

Planning & Bldg

5-46

FIRE FLOW

A determination will be made on water storage requirements and gpm flow based on NFPA 13 requirements. Minimum size water storage tank shall be 33,000 gallons.

FIRE ALARM SYSTEM

If the proposed project exceeds 2000 square feet, the building shall be monitored with a heat/smoke alarm system complying with *UFC Section 1007*, and the *National Fire Protection Association Pamphlet 72*. The system shall terminate at a 24-hour monitoring point, *UFC 1003.1*. Two sets of plans shall be submitted to the County Fire Department for approval. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

FIRE PROTECTION SYSTEMS

Because the project's buildings are more than 5000 square feet they require the installation of a fire/life safety fire protection system. We recommend that all buildings have automatic fire sprinklers regardless of the square footage. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California as a C-16 contractor, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

FIRE PROTECTION ENGINEER REQUIREMENT

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at www.cdfslo.org. You may also select another Fire Protection Engineer as long as they are approved by the department. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1999). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

PORTABLE FIRE EXTINGUISHERS

Portable fire extinguishers shall be installed in all buildings on all floor levels. They shall comply with the *CFC Section 1002.1, Standard 10-1*. The contractor shall be licensed by the State Fire Marshal.

EXITING FROM THE TASTING ROOM

The tasting room shall comply with the *CBC Chapter 10* for means of egress.

ACCESS ROADWAYS

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

5-47

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet

- The road must be 18 feet in width and an all weather surface.
- All emergency fire lanes shall be a minimum of 20 feet wide.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

PREMISE IDENTIFICATION

Address numbers must be legible from the roadway and on all buildings, *CFC 901.4.4*.

SPECIAL EVENTS

During special events the applicants and facility managers shall assure the unobstructed fire lane is maintained and the fire hydrants are not blocked. Building occupancy load limits shall be maintained. Any tent structures shall comply with *CFC Article 32* and requires an inspection by the fire department. Notify the fire department 30 days prior to the special event if a tent structure, or a building not intended for public assembly, will be used.

FINAL INSPECTION

Prior to the issuance of a building permit the applicant must fill out an application from the fire department for a commercial fire safety plan. After completion of the project we require a final inspection prior to use or occupancy. To schedule an inspection the applicant or agent can call 543-4244, extension 2220.

If I can provide additional information or assistance please call 543-4244.

Sincerely,

Chad T. Zrelak

Chad T. Zrelak

Fire Captain Inspector

Cc: Stelzle
Dumas



5-48
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
MAR - 8 2004
THIS IS A NEW PROJECT REFERRAL



DATE:

March 8, 2004

FROM

Engineering (Pub. Works)

No. County Team

(Please direct response to the above)

(CUP)
DPC2003-00048/STELZLE
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: Winery w/ Tasting & B&B

Return this letter with your comments attached no later than:

March 22, 2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

?

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

?

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Nice Topo of SITE. WHERE IS WINERY, IN EXISTING BARN? WHERE IS TASTING ROOM? WHERE IS B & B, IN HOUSE? HOW MANY ROOMS? WHAT ARE DRAWINGS BB-4, BW-3, BN-4 AND WHERE DO THEY FIT ON PROPERTY? Good picture of what is there now, ALMOST NOTHING ABOUT WHAT IS PROPOSED.

01 April 2004
Date

Goodwin
Name

5252
Phone

5-49

22.30.260 A.1.a. states a B & B may be established in a single structure - looks like they plan to have a B & B Bldg and a couple of rooms in the winery - is that a problem? NEW well on west side near front is about 50 ft from lawn field.

THERE IS AN EXISTING DRIVEWAY and I am not sure if it meets Co stds. it is less than 200 ft from crest of hill to the east - there should be a condition to construct a County std paved Driveway Approach (including to std A-11 for sight Dist). I don't know how high or sharp the hill is but if it meets Co std that will be our only concern. Templeton Aven Rd Fees will be due.

THANK YOU.

MIKE GOODWIN

13 JUNE 2005

5-50

RECEIVED

AUG 20 2004



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards Planning & Bldg

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: August 18, 2004

TO: North County Team

FROM: Tamara Kleemann, Agricultural Inspector/Biologist *TK*

SUBJECT: Stelzle Development Plan, DRC 2003-00048 (0851)

Summary of Findings

The Agriculture Department's review finds that the proposed Stelzle Development Plan for a winery with tasting room and bed and breakfast facility will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations with the incorporation of the following mitigation measures, and because the project is within a previously developed area and is consistent with Agriculture and Open Space Element AGP4: Agricultural Use of Small Parcels.
- ☐ **No Anticipated Impact** to agricultural resources or operations.

Recommended Mitigation Measures

Install landscape screening along the west property line extending 25' beyond the Bed and Breakfast. If in the future the adjoining agricultural site is intensified, the operations of the Bed and Breakfast may need to be modified to avoid conflict with production agriculture uses.

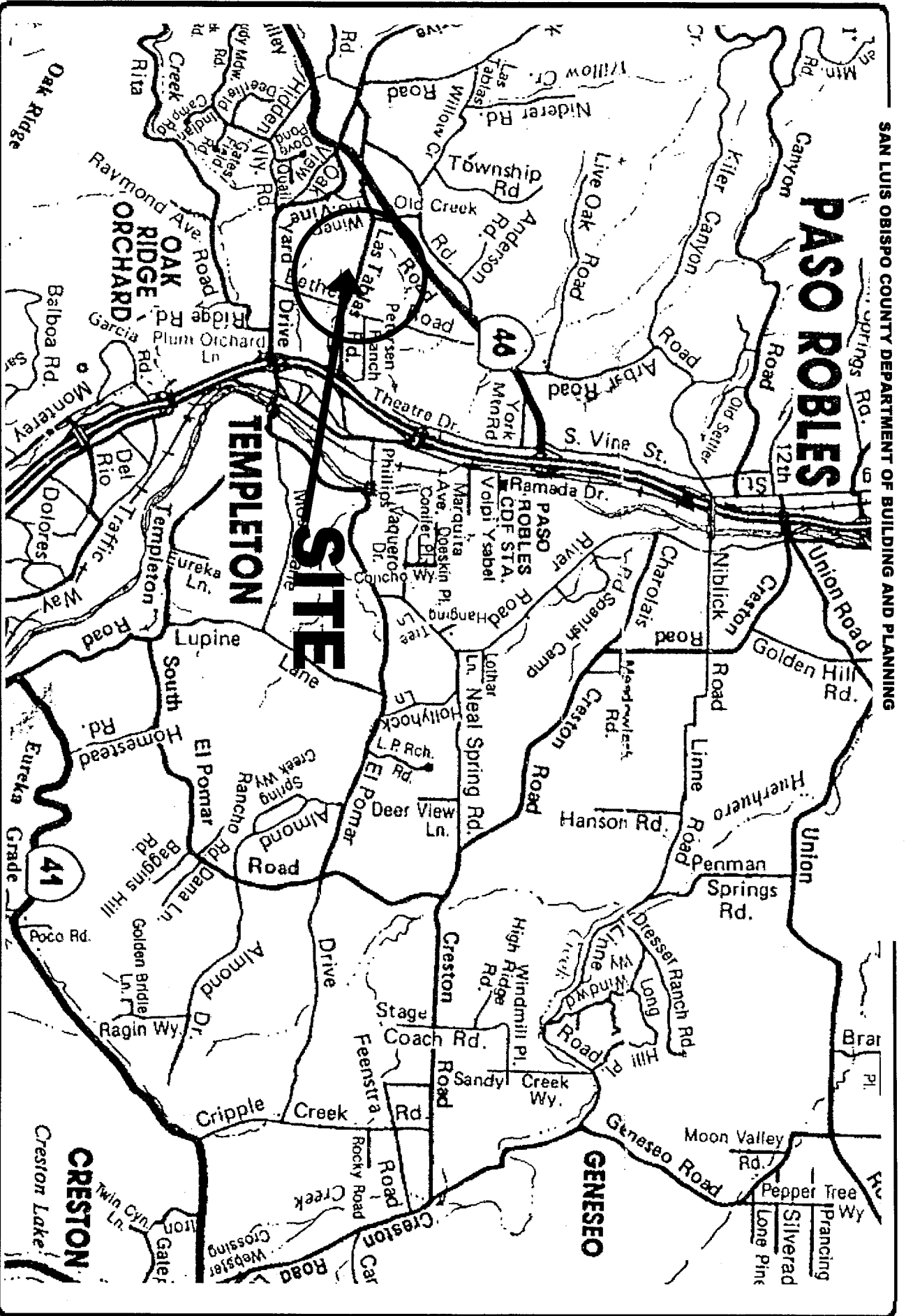
The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions or would like to review a detailed report, please call 781-5914.

CC: Rachel Dumas

15-5

PASO ROBLES



PROJECT

Conditional Use Permit
Steizle DRC2003-00048

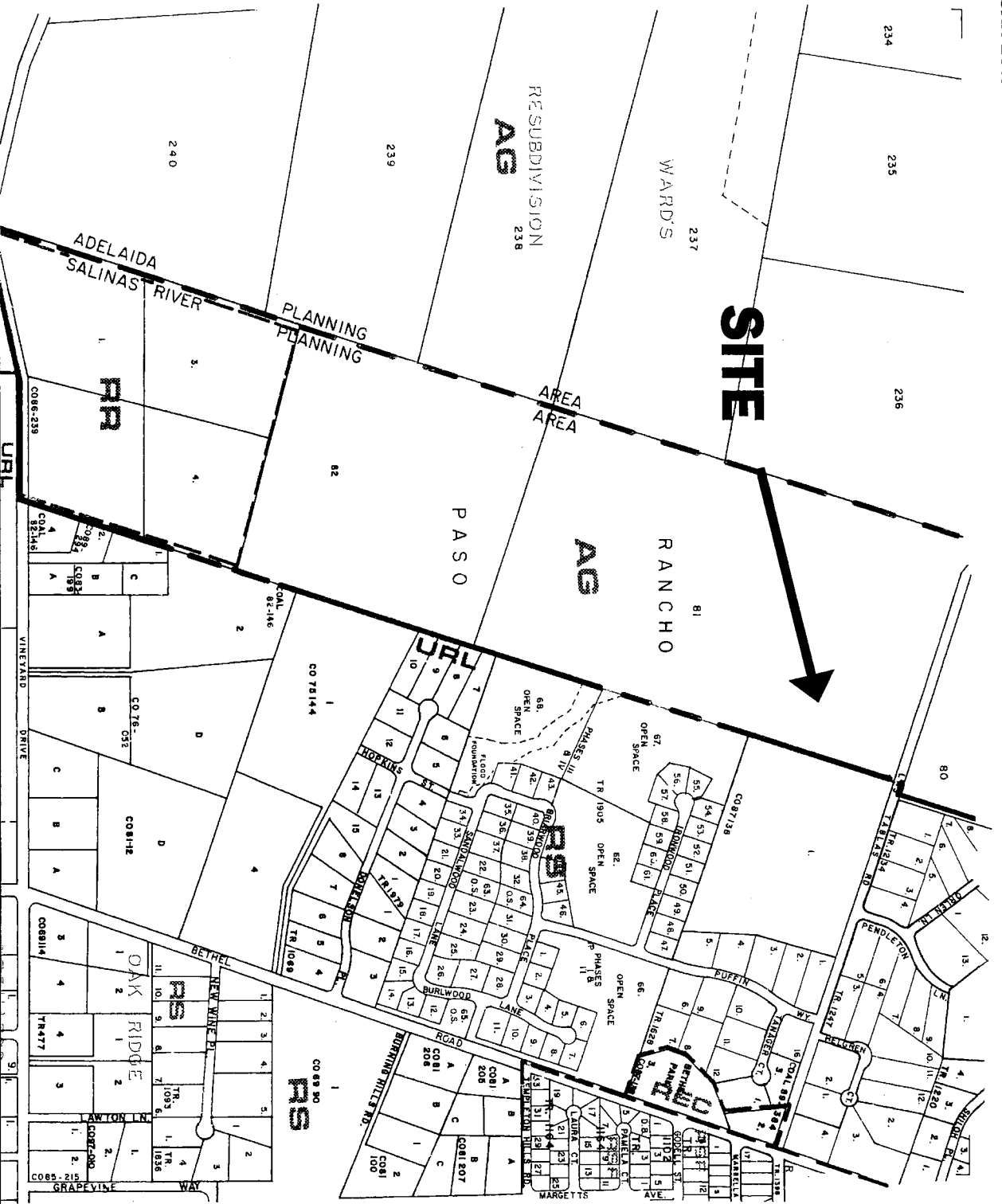


EXHIBIT

Vicinity Map

5-52

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
Steizle DRC2003-00048

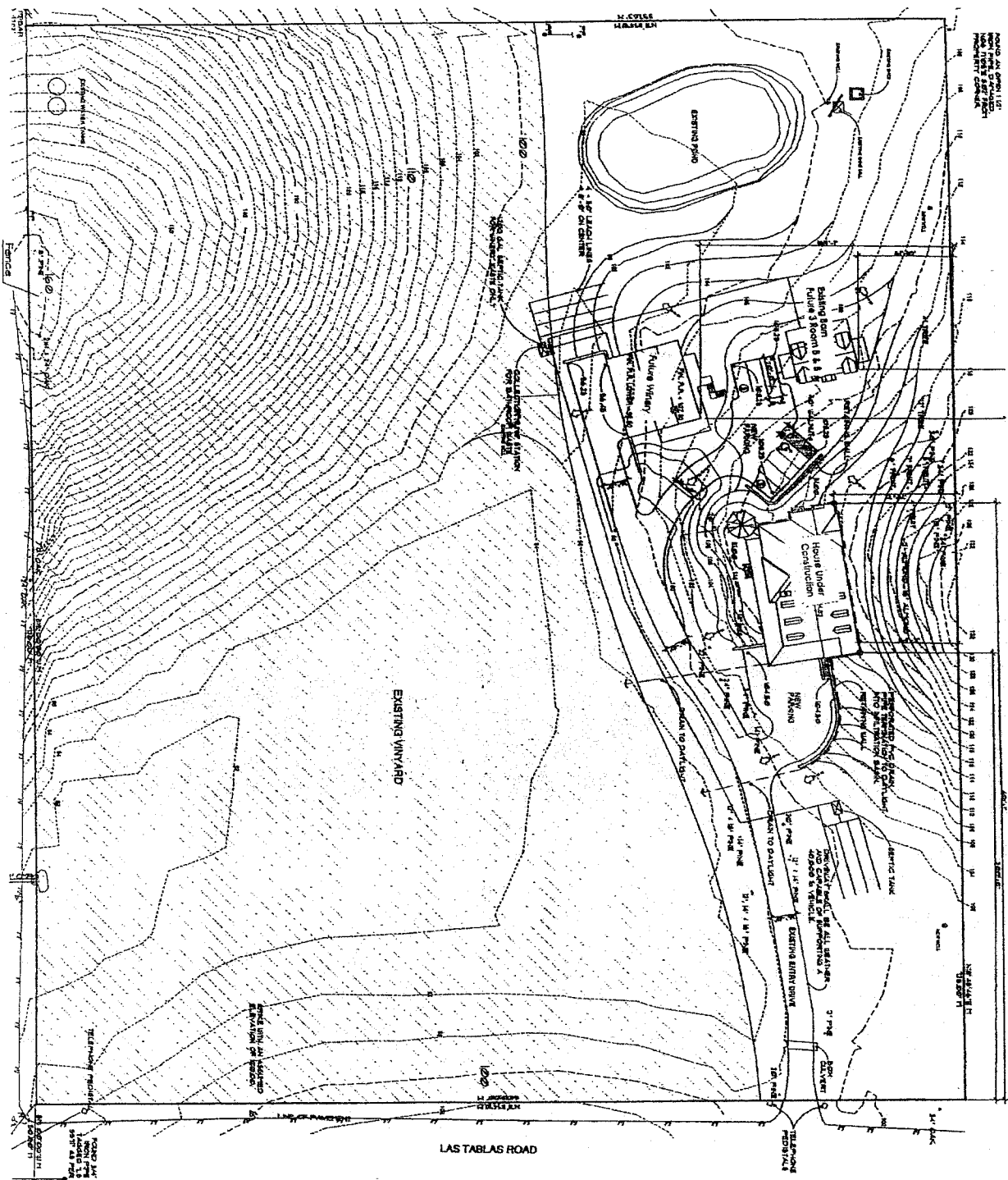


EXHIBIT

Land Use Category

5-53

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
Stelze DRC2003-00048



EXHIBIT

Site Plan